

**CITY OF LONG BEACH  
PLANNING COMMISSION AGENDA  
333 W. Ocean Boulevard – (562) 570-6321  
(562) 570-6068 FAX  
March 2, 2006  
CITY COUNCIL CHAMBER**

**PUBLIC HEARING**

1:30 PM

**CALL TO ORDER**

**ROLL CALL**

Gentile, Greenberg, Jenkins, Rouse, Sramek, Stuhlbarg,  
Winn

**PLEDGE OF ALLEGIANCE**

**MINUTES**

**SWEARING OF WITNESSES**

Do you solemnly swear or affirm that the evidence you shall  
give in this Planning Commission Meeting shall be the truth,  
the whole truth, and nothing but the truth.

**GUIDE FOR PERSONS INTENDING TO SPEAK**

This guide has been prepared as an aid so that you will be able to express your opinions briefly and clearly before the Commission and thus increase the effectiveness of your presentation. **Remarks are generally limited to 3 minutes.**

1. State your **Name** and **Address**.
2. **Organization** you represent if any.
3. State whether **For or Against** the proposal.
4. Your **Statement** should include all pertinent facts within your knowledge; avoid gossip, emotion and repetition. It is important to discuss only those matters relating to the hearing and to tie your discussion of the facts directly to the decision you wish the Commission to reach. A clear, concise and non-repetitive argument is impressive.

**Written Testimony**

In order to have written material included in the Planning Commissioner's mailed Agenda Packet, twelve (12) copies of the material must be delivered to the Department of Planning and Building, Planning Bureau, no later than ten (10) calendar days before the date of the Planning Commission Hearing. Written material that is presented to the Planning Commission after this date and up to 1:00 p.m. the day of the Planning Commission Hearing, will be included in the Commissioners Agenda folder, but may not be reviewed by individual Commissioners due to the amount of material that the Commissioners have to review for the Agenda. Material presented to the Commission at the Hearing will be part of the record but also may not be reviewed by individual Commissioners.

## **CONSENT CALENDAR**

- 1a. Case No. 0510-12**  
Conditional Use Permit  
CE 05-192
- (Steven Valdez,  
Project Planner)
- RECOMMENDATION:
- Permit Place**  
**c/o Mike Robinson**  
**2201 Lakewood Boulevard (Council District 5)**
- Conditional Use Permit for a check cashing/money transfer store in an existing neighborhood shopping center.
- Planning Commission continue to March 16, 2006.
- 1b. Case No. 0512-12**  
Tentative Tract Map  
CE 05-265
- (Lynette Ferenczy,  
Project Planner)
- RECOMMENDATION:
- Nady Hebish**  
**c/o Kenneth Davis**  
**1055 Orizaba Avenue (Council District 4)**
- Request for approval of Tentative Tract Map No. 63802 to convert twenty-three (23) unit residential apartment building to condominiums.
- Planning Commission approve Tentative Tract Map No. 063802, subject to conditions.
- 1c. Case No. 0512-03**  
Conditional Use Permit  
CE 05-259
- (Lemuel Hawkins,  
Project Planner)
- RECOMMENDATION:
- T Mobile USA, Inc.**  
**Trillium Telecom, Inc. Authorized Agent**  
**Gil Gonzales, Representative**  
**3747 Atlantic Avenue (Council District 8)**
- A Conditional Use Permit to construct and maintain a roof-mounted cellular and personal communication facility, consisting of twelve (12) panel antennas and accessory equipment.
- Planning Commission approve the Conditional Use Permit, subject to conditions.
- 1d. Case No. 0512-11**  
Tentative Tract Map (No. 64890)  
CE 05-264
- (Lynette Ferenczy,  
Project Planner)
- RECOMMENDATION:
- Robert Wallstrom for Villa Del Sol – LB, LLC**  
**c/o KC Coultrup**  
**3225 Long Beach Boulevard (Council District 7)**
- Request for approval of Tentative Tract Map No. 64890 to convert an existing fifty-three (56) unit apartment building into condominiums.
- Planning Commission approve Tentative Tract Map No. 64890, subject to conditions.

**1e. Case No. 0509-09**  
Site Plan Review, Lot Merger,  
Standards Variance, Sign  
Standards Waiver  
ND 02-06

(Lynette Ferenczy,  
Project Planner)

**Highland Carwash, LLC**  
**c/o Alan Burks**  
**4000-4040 Atlantic Avenue (Council District 8)**

Request for approval of a Site Plan Review, Lot Merger, Sign Standards Waiver, and a Standards Variance to construct a one-story 11,843 square foot commercial building with a request to locate a two-way driveway on Marshall Place with a reduced setback from the intersection of Atlantic Avenue and an architectural element over 28' in height.

RECOMMENDATION:

Planning Commission continue to March 16, 2006.

**1f. Case No. GPC 3-2-06**

(Ira Brown,  
Project Planner)

**Konti Chongo**  
**325 E. Anaheim Street (Council District 1)**

Finding of conformity with the General Plan for an alley vacation.

RECOMMENDATION:

Find the proposed alley vacation north of Anaheim Street between Alamo Court and Elm Avenue, as depicted in Exhibit A, in conformance with the adopted goals and policies of the City's General Plan.

## **REGULAR AGENDA**

**2. Case No. 0405-15**  
Modification to an approved permit  
ND 17-04

(Craig Chalfant,  
Project Planner)

**Marisa Semense, IURD – Project ACHIEVE**  
**1368 Oregon Avenue (Council District 1)**

Modification of a previously approved Administrative Use Permit allowing establishment of a homeless shelter in an industrial building.

RECOMMENDATION:

Planning Commission approve the Administrative Use Permit Modification request, subject to conditions.

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| <p><b>3. Case No. 0508-23</b><br/>Conditional Use Permit,<br/>Administrative Use Permit,<br/>Standards Variance<br/>CE 05-152</p> <p>(Lynette Ferenczy,<br/>Project Planner)</p> <p>RECOMMENDATION:</p> | <p><b>Dr. Lawrence A. Lasisi` Pastor for Springs of Hope<br/>Christian Ministries</b><br/><b>1925 Pacific Avenue &amp; 1951 Avenue (Council District 6)</b></p> <p>Conditional Use Permit to allow the establishment of a church in the CNP Zone, a Standards Variance request for a reduced number of parking spaces and off-site parking without a deed restriction, and an Administrative Use Permit for off-site joint use parking.</p> <p>Planning Commission approve the Conditional Use Permit, Administrative Use Permit, and Standards Variance requests, subject to conditions of approval.</p>  |
| <p><b>4. Case No. 0512-30</b><br/>Conditional Use Permit, Site Plan<br/>Review, Zone Change<br/>ND 20-04</p> <p>(Lynette Ferenczy,<br/>Project Planner)</p> <p>RECOMMENDATION:</p>                      | <p><b>Public Storage, Inc.</b><br/><b>c/o Martin Parker of Pacific Planning Group</b><br/><b>4100 Cherry Avenue (Council District 7)</b></p> <p>Request for approval of a Zone Change for a portion of an existing self-storage facility from Regional Highway Commercial District (CHW) to Commercial Storage District (CS) and a Site Plan Review and Conditional Use Permit to expand the self storage facility by adding floor area within the existing building.</p> <p>Planning Commission certify Addendum to Mitigated Negative Declaration 20-04, recommend that the City Council approve a Zone Change from CHW (Regional Highway Commercial District) to CS (Commercial Storage), and approve the Site Plan Review and Conditional Use Permit, subject to conditions.</p> |
| <p><b>5. Case No. 0512-01</b><br/>Conditional Use Permit<br/>CE 05-256</p> <p>(Lemuel Hawkins,<br/>Project Planner)</p> <p>RECOMMENDATION:</p>  | <p><b>Sprint/Nextel Communications, Inc.</b><br/><b>c/o Courtney Schmidt, Suresite Consulting Group</b><br/><b>5290 Long Beach Boulevard (Council District 8)</b></p> <p>A Conditional Use Permit to construct and maintain a ground-mounted cellular and personal communication services facility, consisting of a forty-five foot (45') high monopole antenna structure designed as a palm tree with accessory equipment.</p> <p>Planning Commission deny the Conditional Use Permit request.</p>  |

6. **Case No. 0512-25**  
Conditional Use Permit  
CE 05-273

(Lemuel Hawkins,  
Project Planner)

**Nextel Communications, Inc.**  
**c/o Ed Gala, Representative**  
**5115 Atlantic Avenue (Council District 8)**

A Conditional Use Permit to construct and maintain a ground-mounted cellular and personal communication services facility, consisting of a forty-seven foot (47') high monopole antenna structure designed as a palm tree with accessory equipment.

RECOMMENDATION:

Planning Commission deny the Conditional Use Permit request.

## **MATTERS FROM THE AUDIENCE**

## **MATTERS FROM THE DEPARTMENT OF PLANNING AND BUILDING**

- a. Updates:
  - 1) City Council Actions
  - 2) General Plan Update
- b. Preview of March 16, 2006 agenda
  - 4000 Atlantic Avenue                      New 11,843 sf commercial building (continued)
  - 2201 Lakewood Boulevard              Check cashing/money transfer store (continued)
  - Boeing Development Agreement Annual Review
- c. Upcoming availability
- d. Training
- e. Other

## **MATTERS FROM THE PLANNING COMMISSION**

## **ADJOURN**

*The City of Long Beach intends to provide reasonable accommodations in accordance with the Americans with Disabilities Act of 1990. If a special accommodation is desired, please call 48 hours prior to the event/program/service at 570-6351.*

